

ROOM to LET—With steam power.—One large room, with all the usual and usual. Also rooms in all sizes, with steam power, in one of the best locations in the city. Apply to **FERIN & TABELL**, corner of Green-wich and Beach-st.

SCHOOL HOUSE to LET—In the growing village of Yonkers, Westchester County, most delightfully situated in a part of the village, where a school for boys of the first standard, easily wanted.

STATION ISLAND—To Let for the Summer, or year, a furnished or unfurnished Cottage, with Garden attached, beautifully situated near the water, and about eight minutes walk from the landing. Address, with real name, Box No. 276 Post-Office.

SEVERAL STORIES of TWO ROOMS and two Bed-rooms (in single houses) to LET. Some with and some without Bath, and every convenience. Apply to **D. W. WINTON**, 59 Water-st., next Attorney St.

TWO LOFTS to LET—In new hand stone front Building, No. 64 Chambers-st. Apply on the premises.

TO LET—Store No. 3 Courtlandt-st. Apply on the premises. **CHARLES PARTRIDGE** has removed his match business to No. 123 Maiden-lane, and publishing No. 300 Broadway.

TO LET—In Stamford, Ct. A House and Lot, with Garden, improved, carriage-house, &c. situated in a fine location, in a great variety of shrubbery, fruit and trees. It is about a quarter of a mile from the depot, and for a residence is about as unsurpassed. Postoffice address, the First of June, or, if necessary, **Next \$25 per annum**. Inquire of **E. SCOFIELD**, on the premises, or of **KNOLWELL**, Wall-st.

TO LET—Five handsome three story brick Houses, containing 15 rooms each, marble mantles, in Boxes, brass door knobs, &c. Apply to **J. PEGUE**, 106 Nassau-st., or to **S. COCKEREL**, No. 72 South-West, Wall-st.

TO LET or for SALE—The superb mansion, furnished in a substantial and splendid style, No. 93 St. Mark's-place.

TO LET—The Store No. 517 Greenwich-st.; suitable for Dry Goods or Fancy business. Apply to **S. F. YORK**, No. 23 Broad-st.

TO LET—The second story of House No. 413 Broad-way (west side) and corner Lippisedge, 150 feet long, an eligible location for any kind of business. Apply to **P. DICKIE**, No. 146 Clinton-st.

TO LET in BROADWAY—Several suites of Offices and 15th Street, suitable for Merchants, Lawyers, &c. Apply on the premises.

TO LET—A large and well lighted Basement and Cellar, with part of the Store No. 9 Warren-st. Inquire at No. 11 Warren-st.

TO LET—A suite of well-lighted Offices on second floor of building No. 1 Franklin-square, suitable for a Physician, Engraver, &c. Apply to **F. THOMAS**.

TO LET—A furnished House, having 12 rooms, including kitchen, dining-room, parlor, &c. and excellent location. House in good order, pleasantly situated below Canal-st., second block from Broadway, west side. Apply to **BILLING & TUCKER**, No. 209 Broadway.

TO LET—The convenient two-story and attic House No. 15 Greenwich, with the Front Room and Staircase Nos. 145 Nassau and 15 Sherid-st. Inquire of **ASAHEL S. LEVY**, Attorney at Law, No. 14 Wall-st.

TO RENT—Those fine large, airy, capacious and well lighted Rooms on second floor of the new building of the Hanover Bank. Possession given immediately. Apply at the Hanover Bank, or at the office of the Old Line Insurance and Accident Company, 100 Nassau-st.

TO LET—A back Parlor on the second floor, suitable for an Artist. Denzel's private Parlor, No. 105 Nassau-st., near Broadway, New York.

TO LET or LEASE—At NEW-BRIGHTON, a few minutes' walk from the landing, two splendid Cottages; one containing 14 and the other 11 rooms, besides kitchen and laundry, with two acres of land, occupying commanding views of the Hudson River and the city. Apply to **E. LEE**, No. 54 Wall-st.

TO LET—A Basement—a splendid room, 22 feet by 28, with gas and Croton water, on the 6th floor. No liquor. Apply to **J. H. DEWITT**, No. 93 Nassau-st.

TO LET—From the 1st of June for a few months, a small handsomely furnished House in West 28th-st., containing Gas, Croton Water, &c., to a small family who want to return to the city. It will be let for \$400 for 4 months, or \$600 for 2 months. The lessor security will be required. Address **GYLES**, Tribune Office, N.Y.

Real Estate for Sale.

ATTENTION, MANUFACTURERS.—A RARE CHANCE OFFERED—The attention of Capitalists and Manufacturers is called to a rare opportunity for manufacturing purposes to be found in the United States. The property embraces about fifty acres of level land, beautifully situated in a rural and quiet neighborhood, with a fine stream running through it, and a fine view of the Hudson River.

TO LET—A two-story house, with stable, garden and orchard, situated in the heart of the city, near the Hudson River, and the Bed-Stuyvesant Railroad to Flushing, its all-pastured and surround by fine farms.

TO LET—A Basement—a splendid room, 22 feet by 28, with gas and Croton water, on the 6th floor. No liquor. Apply to **J. H. DEWITT**, No. 93 Nassau-st.

VALUABLE REAL ESTATE, near Bridgeport, Conn., for sale at Auction on the premises, WEDNESDAY, May 11, 1853, at 2 P.M.—The well known property on the corner of Fairfield Road and Division-st., in the town of Fairfield, adjoining the famous estate of the late Hon. George T. Moore, the great engineer of the country, and leading to the great coal regions of Pennsylvania and New-Jersey, the time to either city being by railroad three hours. The property is of great value, and will be sold in lots, and the proceeds of the sale will be applied to the payment of the amount advanced by the lessor.

VALUABLE SEVENTH WARD PROPERTY at PRIVATE SALE.—The unexpired Lease of the Lot No. 94 Madison-st., with the two-story addition built thereon on the south side of the street, between Catharine and Washington-streets, and the building is built in the best manner, and was erected by Preserved Fish, Esq., for his own use. It is solid masonry, tiled roof, parlor, stairs, marble mantles, heating system, &c. It is now in full repair, and will be let for \$1000 per month, or \$1200 per annum. Apply to **CHARLES FERRIS**, at Throgs Neck, or to **BILLING & TUCKER**, No. 209 Broadway.

TO LET—Well-lighted Rooms, with or without heat, in a large and well-constructed Building, on the 6th floor, with 20 rooms, and a fine view of the city. Price, \$100 per month. Apply to **C. M. SIMONSON**, No. 181 West-st.

TO RENT—Those fine large, airy, capacious and well lighted Rooms on second floor of the new building of the Hanover Bank. Possession given immediately. Apply at the Hanover Bank, or at the office of the Old Line Insurance and Accident Company, 100 Nassau-st.

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VILLA SITES—FORT HAMILTON, The beautiful grounds around the U.S. lands and Hammon House are offered for sale at \$1000 per acre, and the Hammon House is offered at \$10,000. The spot is unoccupied for a number of years ago, and is situated between Calvary Cemetery and the North Brook Farm, and is in the best manner, and with 15 minutes' walk of the Depot New-York.

FOR RENT—This place is surrounded by numerous fine farms, and is in the heart of the city, near the Hudson River, and the Bed-Stuyvesant Railroad to Flushing, which is all-pastured and surround by fine farms.

FAST MORRISIANA LOFTS—Time extended for payment of 90 per cent of purchase money on the balance of the cost.—Terms, 10 per cent down, and balance on delivery of title, and payment of taxes, interest, &c. for 27, 180 days. These flats are in a very eligible location, near the East River, and in the immediate vicinity of residence of several of the most wealthy and respectable citizens of the city. Also, the fast Morrisianas, which have been entirely chartered, is expected to sell for \$1200 per month.

M&R KIDS' BOARDING AND DAY SCHOOL for YOUNG LADIES, No. 12 Clinton-place, between Madison and 5th aves.—This institution is pleasantly situated, and easily accessible to all kinds. This place is near the steambath, and with 15 minutes' walk of the Depot New-York.

FOR RENT—This place is surrounded by numerous fine farms, and is in the heart of the city, near the Hudson River, and the Bed-Stuyvesant Railroad to Flushing, which is all-pastured and surround by fine farms.

MISS DWIGHT'S SCHOOL of DESIGN, No. 81 East Broadway, near Stayveis Square. The best instruction will be given in Drawing and Painting.

PARENTS and GUARDIANS looking for the best Schools in city and country, will find Circulars and all needful information, with charge at **E. H. WILCOX**'s U.S. School Agency, No. 235 Broadway. Teachers often suited to call. Fees, 1 per cent, in advance, and half yearly.

PAVONIA SEMINARY—Jersey-av., between South 5th and 6th-sts., near City-Hall, May 1, M.M. & M. W. WELLSTOOD, Principals. Seminary open to the Term MONDAY, May 9. Circulars obtainable at Mrs. KASHAW's Bookstore, or the Seminary.

WEST POINT SCHOOL—Mathematical, Classical, Modern Languages, Music and Drawing, and English Studies taught upon very moderate terms. For particular address **EDWARD V. KINSLEY**.

FOR SALE at HOBOKEN—A House, newly built, (three stories and basement), with modern improvements, gas, &c. Beautiful shade trees and plants in front and rear. Possession given immediately. Address or apply at No. 11 Hoboken. D. F. VAN LUEK.

FOR SALE—AT POUGHKEEPSIE—A desirable Country Seat, the residence of the late Hubert Van Wagener, deceased, pleasantly situated on the outskirts of the village, containing 24 acres of land. The house is of large size, modern built, covered with trees and shrubs.

The landscape and river scenery is not to be surpassed. The grounds are in fine order, and contain everything in the way of fruit and ornamental trees and shrubs that can be desired. For further particulars apply to the Executrix.

O. G. VAN WAGENER, No. 71 Wall-st., N.Y. D. RALPH VAN WAGENER, Poughkeepsie.

FORDHAM VILLAGE—Lots, of all sizes, desirably situated in this beautiful and healthy village, being only 10 miles from the city by Harlem Railroad. For sale on reasonable terms. Trains leave nearly every hour, and go to and from the city by 10 A.M. and 4 P.M. We are in the position of giving a day to the day by way of Newark and by way of Hudson River, and partake of the same convenience. The railroad money can remain on board and mortgage, if desired. Apply to **D. B. WINTON**, No. 57 Broadway, Harlem Railroad Buildings, opposite the City Hall.

FOR SALE—Fronting on Crystal Palace, for about 40 acres of good land, a good dwelling house and spacious out buildings, situated one mile north of Elmsford, N.Y. For sale on reasonable terms. Trains leave nearly every hour, and go to and from the city by 10 A.M. and 4 P.M. We are in the position of giving a day to the day by way of Newark and by way of Hudson River, and partake of the same convenience. The railroad money can remain on board and mortgage, if desired. Apply to **D. B. WINTON**, No. 57 Broadway, Harlem Railroad Buildings, opposite the City Hall.

FOR SALE—Fronting on Crystal Palace, for 40 acres of land, one and one-half miles front and rear by 100 ft. Also, lots between 40 and 450 ft. and 80 inches front and rear by 100 ft. Also, that choice piece of land, one and one-half miles front and rear by 100 ft. corner of Elmsford and New-York.

H. G. FIERCE, No. 1164 Broadway.

FOUR HANDSOME four-story stone houses for sale or rent. Inquire at the office, No. 19 Fulton-st., corner of Church and Fulton-st., near the Hudson River.

LIGHTNING RODS—While all other Rods are composed of iron, these are made of copper and tin, the strength being never equal to that of the common Lightning Rods. They are very fine and elegant, and will make a durable residence for a gentleman doing business in this country. Careless and ignorant persons who do not understand the subject, will be led to believe that they are not safe. It is recommended that they get an opinion of the best rods.

Specimens of our work can be seen by calling on the Editors of the New-York Tribune, WM. FRITH & Co., & Co. 104 Broadway, New-York, March 10, 1853.

FOR SALE—A farm of good house and outbuildings, opposite the Hudson River.

CHARLES W. HENRY, Secy.

75 CASKS BLEACHING POWDERS—Afloat, and will arrive this week, and the sale by **JAS. T. DERRICK & Co.** No. 104 Fulton-st., N.Y.

FOR SALE—Valuable Real Estate at Hastings, consisting of several Villas and Cottage Sites, containing four to ten acres of land. All these properties were built and walled, commanding a fine view of the Hudson River and Hudson River.

Each property is five minutes walk of the Hudson River Railroad.

For particulars inquire of C. E. NEGRATH, Hastings, or at 109 Washington, New-York.

FOR SALE—10 desirable Lots at High Bridge, on High Bridge, also a very fine lot. Lots are 100 ft. wide, and 100 ft. deep, and have fine trees.

For details apply to **W. D. WINTON**, 59 Water-st.

FOR SALE—35th st., south side, commanding 150 feet east of 5th av. in one parcel, 75 feet front of smooth ground, and 100 ft. deep, near the grade. A unique lot for a residence.

For details apply to **W. D. WINTON**, 59 Water-st.

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